

Signed Agreement and Financial Summary

**OCCUPANCY AGREEMENT**  
**Between**  
**DEPARTMENT OF AGRICULTURE (1200)**  
**And**  
**GENERAL SERVICES ADMINISTRATION**

|          |       |          |   |                     |             |
|----------|-------|----------|---|---------------------|-------------|
| ADC06467 | Draft | Version: | 2 | Date Last Modified: | 07-Nov-2011 |
| DC0215ZZ |       | LDC02141 |   |                     |             |

DEPARTMENT OF AGRICULTURE (Code 1200) will occupy 288,638.00 usable ( 330,000.00 rentable) square feet of space and 65 structured parking spaces and 0 surface parking spaces at PATRIOTS PLAZA III (DC0215) located at 355 E STREET, SW, WASHINGTON, DC, for a period of 180 months commencing on or about 03/15/2011.

DEPARTMENT OF AGRICULTURE (Code 1200) will pay the General Services Administration rent in accordance with the attached page(s). The rental will be adjusted annually for operating cost and real estate taxes.

DEPARTMENT OF AGRICULTURE (Code 1200) will pay the General Services Administration additional rent for prorated share of joint use space associated with this location, if any.

Additional/reduced services are shown on the attached Occupancy Agreement Financial Summary.

**Mandatory Clauses**

**Leased Specific Mandatory Clauses**

**Alterations by Tenant Agency**

The tenant agency agrees that it will undertake no alterations to the real property governed by this OA without prior approval from PBS. Further, any alterations that might obligate PBS under a lease must be approved by the responsible PBS contracting officer.

**Building Services**

Building services to be provided to the tenant agency for the operating expense portion of the Rent are specified in the PBS Solicitation for Offers (SFO) that is made part of the lease contract. A copy of the lease contract is provided to the tenant agency. Additional or upgraded services beyond those identified in the SFO are provided by PBS or the lessor on a reimbursable basis. Charges for certain recurring reimbursable services may be billed on the PBS Bill. Recurring charges for overtime utilities, enhanced custodial services, mechanical O&M HVAC, mechanical O&M Other and additional guard services are eligible for billing on the PBS Bill provided the tenant agency has been designated as a "participating agency". The charges must be initiated by the tenant agency and renewed annually. The recurring RWA processing fee will be assessed against each service billed.

**Financial Terms**

While this occupancy agreement (OA) addresses financial terms that cover multiple fiscal years, the parties agree that:

1) For all other types of occupancies and new occupancies prior to October 1, 2011 the tenant agency may relinquish space upon four (4) months notice. Thus, at any future time, the tenant agency's financial obligation can be reduced to four (4) months of rent, plus the unamortized balance of any tenant improvements financed through PBS, plus any rent concession not yet earned.

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2) For new occupancies (new space assignments to PBS inventory) as of October 1, 2011 the tenant agency may relinquish space upon four (4) months' notice at any point after the first twelve (12) months of occupancy. Thus, after the first twelve (12) months of occupancy, the tenant agency's financial obligation can be reduced to four (4) months of Rent, plus the unamortized balance of any tenant improvements financed through PBS, plus any rent concession not yet earned.

Any free Rent or other concession given at the beginning of the occupancy term (for all occupancy types) must be allocated on a pro-rata basis over the entire OA term, and the unearned balance repaid to PBS.

The tenant's financial obligations for years beyond the current year do not mature until the later year(s) are reached. Thus, there is no requirement that the tenant agency certify that current year funds are available to defray future year obligations.

The tenant's future years obligation to pay Rent is subject to the availability of funds, but the tenant agrees to make a good faith effort to meet its obligations as they arise.

#### **Lease Contract Rent**

The underlying lease contract rent will be passed through to the tenant agency. For a non-fully serviced lease, the cost of operating services not covered by the lease will also be passed through to the tenant agency. The PBS fee in leased space, calculated at (b) of the annual lease contract cost plus the cost of separately contracted operating services, will also apply. Charges for security and GSA-installed improvements may apply as well.

Charges for operating expenses, joint use space, parking, security and real estate taxes may be adjusted on an annual basis.

#### **Move Cost Responsibilities**

At the end of this OA term, if the tenant cannot remain in the space covered by this OA, the tenant is responsible for funding the physical move to new space. In the event PBS displaces or allows another user to displace the tenant before the expiration of the OA term, PBS must fund, or require the new user to fund, the tenant's physical move, and relocation of the tenant's telecommunications equipment. PBS must also reimburse, or require the new user to reimburse, the tenant for the undepreciated value of any lump sum payments the tenant made toward tenant improvements and the Rent differential at the new location until the displaced agency has time to budget. The Rent differential is calculated on all elements of Rent except the amortized tenant improvement cost.

#### **Obligation to Pay Rent**

The Tenant agency's obligation to pay rent for the space governed by this OA commences when both of the following occur: the space is substantially complete and operationally functional. Occupancy and rent start will be coordinated with the Tenant.

1. The space is ready for occupancy of personal property, typically the substantial completion date. Substantial completion is signaled in the case of leased space by the granting of an occupancy permit by the proper authority and/or by PBS's acceptance of the space as substantially complete in accordance with the lease. "Substantially complete" and "substantial completion" mean that the work, the common and other areas of the building, and all other things necessary for the Government's access to the premises and occupancy, possession, use and enjoyment thereof, as provided in the lease, have been completed or obtained, excepting only such minor matters as do not interfere with or materially diminish such access, occupancy, possession, use or enjoyment.

PBS will offer to an authorized representative of the Tenant the opportunity to participate in a walk-through

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of the space prior to final acceptance of the space as substantially complete by PBS. The authorized representative of the Tenant will make himself or herself available so as to not delay the walk-through of the space. The authorized representatives of PBS and the Tenant will itemize any defects and omissions (D&Os, or "punch list") of the construction project that will need to be corrected prior to final contract payment. Provided that the D&Os are minor matters not materially diminishing use of the space, the authorized representative of PBS, acting on behalf of the Government and its Tenant, will determine substantial completion.

2. The space is operationally functional. Operationally functional means that the building systems included in this lease must function and Lessor-provided building-specific safety and security features must be operational. Related space that is necessary for a Tenant to function due to workflow adjacencies must be complete before rent commences.

For large projects that entail phased occupancy of the Tenant's space, rent will commence on the individual blocks of space when they are substantially complete and operationally functional. The blocks will be added to the Occupancy Agreement (OA) incrementally. In the case of phased occupancy with separate OAs (example, different Agency/Bureau codes), the rent start date for each OA will occur when the space associated with it is substantially complete and operationally functional.

If there is a substantial punch list for the space that would interfere with the Tenant's full access, occupancy, possession, use and enjoyment of the space, and the Tenant chooses to move in anyway, GSA will negotiate a rent discount with the Lessor while the punch list work is being completed. If after hours work is required, GSA will ensure that adequate security is provided while the contractor is in the Tenant's space.

Once the above "substantially complete" and "operationally functional" requirements have been met, rent will commence. GSA does not provide tenant agencies a grace period prior to rent commencement to accomplish the physical move into the space or to allow for the installation of personal property such as phones, furniture, computers, etc. However, rent should not start until those personal property items that have been included in the lease contract, such as telephone and data systems or audio/video systems, are operational unless the Tenant chooses to move into the space pursuant to the preceding paragraph.

#### **Occupancy Agreement Iterations**

The parties hereby agree that iterations of OAs prepared before selection of and award to a lessor, contain preliminary financial terms only. Financial terms in preliminary OAs are estimates for budgeting purposes, and are updated through additional OA versions as business terms evolve throughout the space acquisition. Accordingly, execution by the tenant agency on preliminary OAs constitutes that agency's commitment to the project, and is required prior to PBS awarding any lease contract and/or lease modification or amendment. Until lease award, the tenant agency has the right to cancel the proposed project without financial obligation.

#### **PBS Services**

The services that PBS provides to its customers may be found in the fourth edition of the Pricing Desk Guide. Unless PBS provides otherwise in writing, the cost of these services is included in PBS's rents and fees. Any service beyond those identified in the Pricing Desk Guide are provided by PBS for an additional charge.

#### **Payment of Tenant Improvements**

The tenant agency must pay for tenant improvements in excess of the allowance by RWA. The tenant agency also has the right to pay lump sum for tenant improvements below the allowance threshold. The ability to make lump sum payments below the allowance threshold is only available at assignment inception, and only for the customization component of the allowance in new space. In backfill or relet space, if the tenant can accept existing tenant improvements "as is" or with modifications, the tenant can

  
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elect to waive all or part of the general allowance. Further, once the tenant allowance is set, if the agency then wishes to make a lump sum payment for improvements which are charged against the allowance, PBS cannot accept payments below the allowance threshold by RWA.

#### **Replacement Responsibilities**

The lessor bears the responsibility for replacement and renewal of shell items. PBS will also oblige the lessor to fund cyclic paint and carpeting within the tenant's space, as provided in the lease contract.

#### **Tenant Agency Appeal**

The tenant agency can appeal to the PBS asset manager in cases in which the agency's assigned tenant improvement allowance is inadequate to provide basic functionality for the space.

#### **Tenant Agency Move**

In the event the space covered by this OA involves a tenant agency move, once a design and construction rider or schedule has been made part of a lease contract, the rider/schedule must be incorporated into this OA. Once part of this OA, the schedule/rider becomes binding upon the tenant agency as well as upon PBS. Delay in project completion caused by either a) tenant agency failure to meet the review and approval times provided in the lease rider, or b) tenant changes to project scope, will be borne by the tenant agency. As a consequence of tenant-caused delay, the lessor may decline to postpone the scheduled substantial completion date (thereby advancing Rent commencement for the space) by the duration of the tenant-caused delay, on a day to day basis; this may result in rent charges at two locations simultaneously for the tenant. Additional direct expenses caused through tenant-caused delay or changes in project scope are chargeable against the tenant allowance; in the event the tenant allowance has been exhausted, the tenant must pay the lump sum cost by RWA. In summary, the tenant is responsible for the delay claim of the affected contractor and for rent that GSA budgeted to start on the date included in the Occupancy Agreement. If partial occupancy of the building is not possible due to one agency change, that agency is liable for the other tenant's rent who are unable to occupy their space on the date contained in their Occupancy Agreement. The rent start date should be adjusted for delay of occupancy caused by the lessor failing to deliver the real property on time. The rent start date should not be adjusted for delay of occupancy caused by a contractor failing to install personal property on time with one exception. For those personal property items that have been included in the lease contract, such as telephone and data systems, or audio/video systems, and the systems are not ready, the rent start date should be adjusted. Delayed furniture delivery and installation, which is not part of the lease contract, is not reason for delaying the rent start date. In its role as tenant representative, PBS may also be the cause of delay. Expenses associated with PBS-caused delay incurred by the tenant, for such things as additional storage for furniture, re-procurement expense, or additional consulting fees, will be credited against the tenant's rent obligation to PBS for the new space. In the case of lessor-caused delay, if there is a liquidated damages clause in the lease, PBS will pursue the lessor for the value of the damages. In the case of excusable delay (e.g., force majeure or any other delay the cause of which is beyond the reasonable control of either PBS or the tenant agency), neither PBS nor the tenant agency may pursue the other for the consequences of the delay.

#### **Other Mandatory Clauses**

##### **Security Services**

Beginning in FY 2005, payment for FPS provided Basic and Building Specific Operating Security will be made to the Federal Protective Service (FPS), Department of Homeland Security (DHS) and will be separate from rental payments to GSA (OMB Object Class 23.1). Charges for FPS provided security are determined by, and may be obtained from, FPS.

##### **Regional Mandatory Clauses**

##### **Building Service Hours**

Core hours of building service hours will be from 7 AM to 6 PM Monday through Friday with the exception of Federal Holidays. Services requested and provided outside of core hours are considered

overtime and will be reimbursed to PBS by Reimbursable Work Authorization (RWA).

#### **Final OA**

This OA represents the final terms of occupancy.

#### **Optional Clauses**

##### **National Capital Optional**

##### **Holdover or Condemnation**

In the event agency delay failure to vacate space upon lease expiration, DEPARTMENT OF AGRICULTURE agrees that it is responsible for continued Rent and any additional costs incurred by PBS resulting from holdover or condemnation.

#### **Ad Hoc Clauses**

##### **Description of Premises under ADC06467**

A total of 330,000 ANSI/BOMA rentable square feet (BRSF) of office and related space, which yields 288,638 ANSI/BOMA Office Area square feet (BOASF), located on a portion of the 1st floor, 16,351 BRSF (14,881 BOASF), a portion of the 3rd floor, 21,516 BRSF (18,763 BOASF), a portion of the 4th floor 28,022 BRSF (24,852 BOASF), the entire 5th floor 33,299 BRSF, (29,052 BOASF), the entire 6th floor 33,299 BRSF, (29,052 BOASF), the entire 7th floor 33,299 BRSF, (29,052 BOASF), the entire 8th floor 33,299 BRSF, (29,052 BOASF), the entire 9th floor 33,299 BRSF, (29,052 BOASF), the entire 10th floor 33,299 BRSF, (29,052 BOASF), the entire 11th floor 32,955 BRSF, (28,678 BOASF), and the entire 12th floor 31,362 BRSF (27,152 BOASF) at Patriots Plaza III, 355 E Street, SW, Washington, DC. Included in the rent, at no additional cost to the Government, are 65 parking spaces for exclusive use of official Government vehicles.

##### **Final OA for ADC06467**

This OA represents the final terms of the occupancy.

##### **Overtime usage under ADC06467**


The rate for overtime usage is established as: -Saturdays from 9:00 am to 1:00 pm are provided free of charge. -The base rate for overtime HVAC for additional hours beyond the Normal Hour Schedule is as follows: \$15.00 per hour per half floor; \$20.00 per hour per full floor. ?The base rate for overtime HVAC shall increase after 200 hours of overtime HVAC have been used per lease year to the following: \$20.00 per hour per half floor; \$25.00 per hour per full floor. ?The base rate for overtime HVAC for Saturdays (other than 9:00 am to 1:00 pm), Sundays, or holidays is \$15.00 per hour by floor with a minimum of 4 hours.

##### **Tenant Improvement Allowance (TI) under ADC06467**

The Lessor shall provide as part of the rent a total Tenant Improvement Allowance of (b) (4). (b) (4) The Government shall have the full latitude to direct disbursement of funds in accordance with the SFO and/or offset the Government's rental obligation to the Lessor. This Tenant Improvement Allowance is included in the rent, and is amortized at a rate of (b) (4) interest over the firm term of the lease. An interest rate of (b) (4) will be applied to amortize tenant improvements in excess of the total Tenant Improvement Allowance up to (b) (4). If the Government does not utilize the entire Tenant Improvement Allowance included in the rent, the rent shall be adjusted downward using the (b) (4) amortization rate.

##### **Additional Tenant Improvement (TIA)- ADC0647 3/11**

In accordance with SLA #2, the Lessor shall provide the Government an additional tenant improvement allowance in the amount of (b) (4). In return for the additional TI, the Government will (1) forego the entire rent abatement resulting from the Commission Credit provided for in Paragraph 3 and 6(f) of the Lease and (2) the twelfth month of the abatement of rent provided for in Paragraph 3 of the Lease. The additional TIA in the amount of (b) (4) is less than the nominal amount of the total of the twelfth month of rental abatement and the partial rent reduction in months 13 and 14 to recapture the Commission

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Credit (b) (4) due to a discounting at (b) (4) from the time when the abatements would have been effective to the lease commencement date.

I agree to the initial terms with the understanding modifications will be made over time.

|   |  |
|---|--|
| Approved (b) (6)  | Approved (b) (6)                                     |
| Agency Representative<br><i>Metha Green</i>             | GS Kevin M. Terry<br><b>Contracting Officer</b>      |
| Title<br><i>Supervisory Facilities Utilization Spc.</i> | Title<br><b>U.S. General Services Administration</b> |
| Date<br><i>11/22/2011</i>                               | Date<br>NOV 22 2011                                  |

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|                            |                           |                                    |                                 |
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| USDA Consolidation         | Draft                     | Version: 2                         | Page: 1 of 17                   |
| ADC06467                   | DEPARTMENT OF AGRICULTURE |                                    | Date Last Modified: 07-Nov-2011 |
| 1200                       | DC0215ZZ                  | LDC02141                           |                                 |
| OA Start Date: 15-Mar-2011 |                           | Fiscal Year: 2011 Partial          |                                 |
| OA End Date: 14-Mar-2026   |                           | Period: 15-Mar-2011 to 30-Sep-2011 |                                 |

|                                     | Charge Basis | Period Charge | Annual Rate   |
|-------------------------------------|--------------|---------------|---------------|
| A. Market Rent SubTotal             | 330,000      | \$0.00        | \$0.000000000 |
| 9. Parking                          |              |               |               |
| a. Structured (number of spaces)    | 65           | \$0.00        | \$0.000000000 |
| B. Agency Rent SubTotal             | 330,000      | \$0.00        | \$0.000000000 |
| C. Joint Use SubTotal               |              | \$0.00        |               |
| D. Total Annual Rent (A+B+C)        | 330,000      | \$0.00        |               |
| E. Adjustments SubTotal             |              | \$0.00        |               |
| F. Total Rent Bill(D+E)             |              | \$0.00        |               |
| G. Total Antenna Bill               |              | \$0.00        |               |
| H. Total Reimbursable Services Bill |              | \$0.00        |               |
| I. Total PBS Bill (F+G+H)           |              | \$0.00        |               |
| J. LUMP SUM ITEMS                   |              |               |               |

Customization Tier 5  
 Amortization Terms (in months) 180  
 PBS Fee is (b) (4)

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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|                    |                           |              |                     |             |
|--------------------|---------------------------|--------------|---------------------|-------------|
| USDA Consolidation |                           |              | Page:               | 2 of 17     |
| ADC06467           | Draft                     | Version: 2   | Date Last Modified: | 07-Nov-2011 |
| 1200               | DEPARTMENT OF AGRICULTURE | LDC02141     |                     |             |
|                    | DC0215ZZ                  |              |                     |             |
| OA Start Date:     | 15-Mar-2011               | Fiscal Year: | 2012 Partial        |             |
| OA End Date:       | 14-Mar-2026               | Period:      | 01-Oct-2011 to      | 31-Jan-2012 |

|     |                                   | Charge Basis | Period Charge    | Annual Rate   |
|-----|-----------------------------------|--------------|------------------|---------------|
| A.  | Market Rent SubTotal              | 330,000      | \$0.00           | \$0.000000000 |
| 9.  | Parking                           |              |                  |               |
|     | a. Structured (number of spaces)  | 65           | \$0.00           | \$0.000000000 |
| B.  | Agency Rent SubTotal              | 330,000      | \$0.00           | \$0.000000000 |
| C.  | Joint Use SubTotal                |              | \$0.00           |               |
| D.  | Total Annual Rent (A+B+C)         | 330,000      | \$0.00           |               |
| 14. | Billing Adjustments & Corrections |              |                  |               |
|     | b. Prior Year                     |              |                  |               |
|     | 210763 Other                      |              | (\$1,152,800.00) |               |
| E.  | Adjustments SubTotal              |              | (\$1,152,800.00) |               |
| F.  | Total Rent Bill(D+E)              |              | (\$1,152,800.00) |               |
| G.  | Total Antenna Bill                |              | \$0.00           |               |
| H.  | Total Reimbursable Services Bill  |              | \$0.00           |               |
| I.  | Total PBS Bill (F+G+H)            |              | (\$1,152,800.00) |               |
|     | Customization Tier                |              | 5                |               |
|     | Amortization Terms (in months)    |              | 180              |               |
|     | PBS Fee is                        |              | (b) (4)          |               |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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OA Start Date: 15-Mar-2011  
OA End Date: 14-Mar-2026

Fiscal Year: 2012 Partial  
Period: 01-Feb-2012 to 30-Sep-2012

Charge Basis Period Charge Annual Rate

|  |                                |                  |                |
|--|--------------------------------|------------------|----------------|
| 1. Shell Rental Rate                         |                                |                  |                |
| a. General                                   | 330,000                        | \$5,147,383.12   | \$23.397196000 |
| 2. Amortized Tenant Improvement Used/General | (b) (4)                        |                  |                |
| 3. Operating Costs ##                        |                                |                  |                |
| 4. Real Estate Taxes ###                     | 330,000                        | \$1,795,225.74   | \$8.160117000  |
| A. Market Rent SubTotal                      | 330,000                        | \$9,134,069.89   | \$41.518499500 |
| 5. Amortized Tenant Improvement Used/Custom  | (b) (4)                        |                  |                |
| 9. Parking                                   |                                |                  |                |
| a. Structured (number of spaces)             | 65                             | \$0.00           | \$0.000000000  |
| 11. PBS Fee                                  | (b) (4)                        |                  |                |
| B. Agency Rent SubTotal                      | 330,000                        | \$776,349.56     | \$3.528861625  |
| C. Joint Use SubTotal                        |                                | \$0.00           |                |
| D. Total Annual Rent (A+B+C)                 | 330,000                        | \$9,910,419.45   |                |
| 14. Billing Adjustments & Corrections        |                                |                  |                |
| a. Current Year                              |                                |                  |                |
| 193736 Broker Contract Commission Credit     | (b) (4)                        |                  |                |
| Tax Escalation                               |                                | \$80,785.16      |                |
| E. Adjustments SubTotal                      |                                | (\$1,255,540.60) |                |
| F. Total Rent Bill(D+E)                      |                                | \$8,654,878.85   |                |
| G. Total Antenna Bill                        |                                | \$0.00           |                |
| H. Total Reimbursable Services Bill          |                                | \$0.00           |                |
| I. Total PBS Bill (F+G+H)                    |                                | \$8,654,878.85   |                |
| ## Operating Cost Escalation Applies         | Customization Tier             | 5                |                |
| ### Real Estate Tax Escalation Applies       | Amortization Terms (in months) | 180              |                |
|  | PBS Fee is                     | (b) (4)          |                |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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Date Last Modified: 07-Nov-2011

OA Start Date: 15-Mar-2011  
OA End Date: 14-Mar-2026

Fiscal Year: 2013  
Period: 01-Oct-2012 to 30-Sep-2013

|  | Charge Basis                       | Annual Charge                  | Annual Rate      |
|--|------------------------------------|--------------------------------|------------------|
| 1. Shell Rental Rate                         |                                    |                                |                  |
| a. General                                   | 330,000                            | \$7,721,074.68                 | \$23,397,196.000 |
| 2. Amortized Tenant Improvement Used/General | (b) (4)                            |                                |                  |
| 3. Operating Costs ##                        |                                    |                                |                  |
| 4. Real Estate Taxes ###                     | 330,000                            | \$2,692,838.61                 | \$8,160,117.000  |
| A. Market Rent SubTotal                      | 330,000                            | \$13,750,470.94                | \$41,668,093.750 |
| 5. Amortized Tenant Improvement Used/Custom  | (b) (4)                            |                                |                  |
| 9. Parking                                   |                                    |                                |                  |
| a. Structured (number of spaces)             | 65                                 | \$0.00                         | \$0.000000000    |
| 11. PBS Fee                                  | (b) (4)                            |                                |                  |
| B. Agency Rent SubTotal                      | 330,000                            | \$1,167,979.96                 | \$3,539,333.222  |
| C. Joint Use SubTotal                        |                                    | \$0.00                         |                  |
| D. Total Annual Rent (A+B+C)                 | 330,000                            | \$14,918,450.90                |                  |
| 14. Billing Adjustments & Corrections        |                                    |                                |                  |
| a. Current Year                              |                                    |                                |                  |
| Tax Escalation                               |                                    | \$163,993.87                   |                  |
| E. Adjustments SubTotal                      |                                    | \$163,993.87                   |                  |
| F. Total Rent Bill(D+E)                      |                                    | \$15,082,444.77                |                  |
| G. Total Antenna Bill                        |                                    | \$0.00                         |                  |
| H. Total Reimbursable Services Bill          |                                    | \$0.00                         |                  |
| I. Total PBS Bill (F+G+H)                    |                                    | \$15,082,444.77                |                  |
| ##   | Operating Cost Escalation Applies  | Customization Tier             | 5                |
| ###  | Real Estate Tax Escalation Applies | Amortization Terms (in months) | 180              |
|  |                                    | PBS Fee is                     | (b) (4)          |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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OA Start Date: 15-Mar-2011  
OA End Date: 14-Mar-2026

Fiscal Year: 2014  
Period: 01-Oct-2013 to 30-Sep-2014

|  | Charge Basis                       | Annual Charge                  | Annual Rate    |
|--|------------------------------------|--------------------------------|----------------|
| 1. Shell Rental Rate                         |                                    |                                |                |
| a. General                                   | 330,000                            | \$7,721,074.68                 | \$23.397196000 |
| 2. Amortized Tenant Improvement Used/General | (b) (4)                            |                                |                |
| 3. Operating Costs ##                        |                                    |                                |                |
| 4. Real Estate Taxes ###                     | 330,000                            | \$2,092,838.01                 | \$6.100117000  |
| A. Market Rent SubTotal                      | 330,000                            | \$13,821,750.26                | \$41.884091702 |
| 5. Amortized Tenant Improvement Used/Custom  | (b) (4)                            |                                |                |
| 9. Parking                                   |                                    |                                |                |
| a. Structured (number of spaces)             | 65                                 | \$0.00                         | \$0.000000000  |
| 11. PBS Fee                                  | (b) (4)                            |                                |                |
| B. Agency Rent SubTotal                      | 330,000                            | \$1,172,969.52                 | \$3.554453079  |
| C. Joint Use SubTotal                        |                                    | \$0.00                         |                |
| D. Total Annual Rent (A+B+C)                 | 330,000                            | \$14,994,719.78                |                |
| 14. Billing Adjustments & Corrections        |                                    |                                |                |
| a. Current Year                              |                                    |                                |                |
| Tax Escalation                               |                                    | \$249,698.85                   |                |
| E. Adjustments SubTotal                      |                                    | \$249,698.85                   |                |
| F. Total Rent Bill(D+E)                      |                                    | \$15,244,418.62                |                |
| G. Total Antenna Bill                        |                                    | \$0.00                         |                |
| H. Total Reimbursable Services Bill          |                                    | \$0.00                         |                |
| I. Total PBS Bill (F+G+H)                    |                                    | \$15,244,418.62                |                |
| ##   | Operating Cost Escalation Applies  | Customization Tier             | 5              |
| ###  | Real Estate Tax Escalation Applies | Amortization Terms (in months) | 180            |
|  |                                    | PBS Fee is                     | (b) (4)        |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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Date Last Modified: 07-Nov-2011

OA Start Date: 15-Mar-2011  
OA End Date: 14-Mar-2026

Fiscal Year: 2015  
Period: 01-Oct-2014 to 30-Sep-2015  
Charge Basis Annual Charge Annual Rate

|  |                                |                 |                |
|--|--------------------------------|-----------------|----------------|
| 1. Shell Rental Rate                         |                                |                 |                |
| a. General                                   | 330,000                        | \$7,721,074.68  | \$23.397196000 |
| 2. Amortized Tenant Improvement Used/General | (b) (4)                        |                 |                |
| 3. Operating Costs ##                        |                                |                 |                |
| 4. Real Estate Taxes ###                     | 330,000                        | \$2,692,838.61  | \$8.160117000  |
| A. Market Rent SubTotal                      | 330,000                        | \$13,895,167.97 | \$42.106569594 |
| 5. Amortized Tenant Improvement Used/Custom  | (b) (4)                        |                 |                |
| 9. Parking                                   |                                |                 |                |
| a. Structured (number of spaces)             | 65                             | \$0.00          | \$0.000000000  |
| 11. PBS Fee                                  | (b) (4)                        |                 |                |
| B. Agency Rent SubTotal                      | 330,000                        | \$1,178,108.76  | \$3.570026532  |
| C. Joint Use SubTotal                        |                                | \$0.00          |                |
| D. Total Annual Rent (A+B+C)                 | 330,000                        | \$15,073,276.72 |                |
| 14. Billing Adjustments & Corrections        |                                |                 |                |
| a. Current Year                              |                                |                 |                |
| Tax Escalation                               |                                | \$337,974.97    |                |
| E. Adjustments SubTotal                      |                                | \$337,974.97    |                |
| F. Total Rent Bill(D+E)                      |                                | \$15,411,251.69 |                |
| G. Total Antenna Bill                        |                                | \$0.00          |                |
| H. Total Reimbursable Services Bill          |                                | \$0.00          |                |
| I. Total PBS Bill (F+G+H)                    |                                | \$15,411,251.69 |                |
| ## Operating Cost Escalation Applies         | Customization Tier             | 5               |                |
| ### Real Estate Tax Escalation Applies       | Amortization Terms (in months) | 180             |                |
|  | PBS Fee is                     | (b) (4)         |                |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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Date Last Modified: 07-Nov-2011

OA Start Date: 15-Mar-2011  
OA End Date: 14-Mar-2026

Fiscal Year: 2016  
Period: 01-Oct-2015 to 30-Sep-2016

|  | Charge Basis                       | Annual Charge                  | Annual Rate    |
|--|------------------------------------|--------------------------------|----------------|
| 1. Shell Rental Rate                         |                                    |                                |                |
| a. General                                   | 330,000                            | \$7,721,074.68                 | \$23.397196000 |
| 2. Amortized Tenant Improvement Used/General | (b) (4)                            |                                |                |
| 3. Operating Costs ##                        |                                    |                                |                |
| 4. Real Estate Taxes ###                     | 330,000                            | \$2,692,838.61                 | \$8.160117000  |
| A. Market Rent SubTotal                      | 330,000                            | \$13,970,788.20                | \$42.335721821 |
| 5. Amortized Tenant Improvement Used/Custom  | (b) (4)                            |                                |                |
| 9. Parking                                   |                                    |                                |                |
| a. Structured (number of spaces)             | 65                                 | \$0.00                         | \$0.000000000  |
| 11. PBS Fee                                  | (b) (4)                            |                                |                |
| B. Agency Rent SubTotal                      | 330,000                            | \$1,183,402.17                 | \$3.586067187  |
| C. Joint Use SubTotal                        |                                    | \$0.00                         |                |
| D. Total Annual Rent (A+B+C)                 | 330,000                            | \$15,154,190.37                |                |
| 14. Billing Adjustments & Corrections        |                                    |                                |                |
| a. Current Year                              |                                    |                                |                |
| Tax Escalation                               |                                    | \$428,899.38                   |                |
| E. Adjustments SubTotal                      |                                    | \$428,899.38                   |                |
| F. Total Rent Bill(D+E)                      |                                    | \$15,583,089.75                |                |
| G. Total Antenna Bill                        |                                    | \$0.00                         |                |
| H. Total Reimbursable Services Bill          |                                    | \$0.00                         |                |
| I. Total PBS Bill (F+G+H)                    |                                    | \$15,583,089.75                |                |
| ##   | Operating Cost Escalation Applies  | Customization Tier             | 5              |
| ###  | Real Estate Tax Escalation Applies | Amortization Terms (in months) | 180            |
|  |                                    | PBS Fee is                     | (b) (4)        |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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OA End Date: 14-Mar-2026

Fiscal Year: 2017  
Period: 01-Oct-2016 to 30-Sep-2017

|  | Charge Basis                   | Annual Charge   | Annual Rate    |
|--|--------------------------------|-----------------|----------------|
| 1. Shell Rental Rate                         |                                |                 |                |
| a. General                                   | 330,000                        | \$7,721,074.68  | \$23.397196000 |
| 2. Amortized Tenant Improvement Used/General | (b) (4)                        |                 |                |
| 3. Operating Costs ##                        |                                |                 |                |
| 4. Real Estate Taxes ###                     | 330,000                        | \$2,692,838.61  | \$8.160117000  |
| A. Market Rent SubTotal                      | 330,000                        | \$14,048,677.04 | \$42.571748616 |
| 5. Amortized Tenant Improvement Used/Custom  | (b) (4)                        |                 |                |
| 9. Parking                                   |                                |                 |                |
| a. Structured (number of spaces)             | 65                             | \$0.00          | \$0.000000000  |
| 11. PBS Fee                                  | (b) (4)                        |                 |                |
| B. Agency Rent SubTotal                      | 330,000                        | \$1,188,854.39  | \$3.602589063  |
| C. Joint Use SubTotal                        |                                | \$0.00          |                |
| D. Total Annual Rent (A+B+C)                 | 330,000                        | \$15,237,531.43 |                |
| 14. Billing Adjustments & Corrections        |                                |                 |                |
| a. Current Year                              |                                |                 |                |
| Tax Escalation                               |                                | \$522,551.52    |                |
| E. Adjustments SubTotal                      |                                | \$522,551.52    |                |
| F. Total Rent Bill(D+E)                      |                                | \$15,760,082.95 |                |
| G. Total Antenna Bill                        |                                | \$0.00          |                |
| H. Total Reimbursable Services Bill          |                                | \$0.00          |                |
| I. Total PBS Bill (F+G+H)                    |                                | \$15,760,082.95 |                |
| ## Operating Cost Escalation Applies         | Customization Tier             | 5               |                |
| ### Real Estate Tax Escalation Applies       | Amortization Terms (in months) | 180             |                |
|  | PBS Fee is                     | (b) (4)         |                |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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|--|--|------------------------------------|--|
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| OA Start Date: 15-Mar-2011             | OA End Date: 14-Mar-2026                       | Period: 01-Oct-2017 to 30-Sep-2018 | Fiscal Year: 2018                                |

|  | Charge Basis                   | Annual Charge   | Annual Rate    |
|--|--------------------------------|-----------------|----------------|
| 1. Shell Rental Rate                         |                                |                 |                |
| a. General                                   | 330,000                        | \$7,721,074.68  | \$23.397196000 |
| 2. Amortized Tenant Improvement Used/General | (b) (4)                        |                 |                |
| 3. Operating Costs ##                        |                                |                 |                |
| 4. Real Estate Taxes ###                     | 330,000                        | \$2,692,838.61  | \$8.160117000  |
| A. Market Rent SubTotal                      | 330,000                        | \$14,128,902.55 | \$42.814856215 |
| 5. Amortized Tenant Improvement Used/Custom  | (b) (4)                        |                 |                |
| 9. Parking                                   |                                |                 |                |
| a. Structured (number of spaces)             | 65                             | \$0.00          | \$0.000000000  |
| 11. PBS Fee                                  | (b) (4)                        |                 |                |
| B. Agency Rent SubTotal                      | 330,000                        | \$1,194,470.18  | \$3.619606595  |
| C. Joint Use SubTotal                        |                                | \$0.00          |                |
| D. Total Annual Rent (A+B+C)                 | 330,000                        | \$15,323,372.73 |                |
| 14. Billing Adjustments & Corrections        |                                |                 |                |
| a. Current Year                              |                                |                 |                |
| Tax Escalation                               |                                | \$619,013.22    |                |
| E. Adjustments SubTotal                      |                                | \$619,013.22    |                |
| F. Total Rent Bill(D+E)                      |                                | \$15,942,385.95 |                |
| G. Total Antenna Bill                        |                                | \$0.00          |                |
| H. Total Reimbursable Services Bill          |                                | \$0.00          |                |
| I. Total PBS Bill (F+G+H)                    |                                | \$15,942,385.95 |                |
| ## Operating Cost Escalation Applies         | Customization Tier             | 5               |                |
| ### Real Estate Tax Escalation Applies       | Amortization Terms (in months) | 180             |                |
|  | PBS Fee is                     | (b) (4)         |                |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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OA End Date: 14-Mar-2026

Fiscal Year: 2019  
Period: 01-Oct-2018 to 30-Sep-2019

|  | Charge Basis                   | Annual Charge   | Annual Rate    |
|--|--------------------------------|-----------------|----------------|
| 1. Shell Rental Rate                         |                                |                 |                |
| a. General                                   | 330,000                        | \$7,721,074.68  | \$23.397196000 |
| 2. Amortized Tenant Improvement Used/General | (b) (4)                        |                 |                |
| 3. Operating Costs ##                        |                                |                 |                |
| 4. Real Estate Taxes ###                     | 330,000                        | \$2,692,838.61  | \$8.160117000  |
| A. Market Rent SubTotal                      | 330,000                        | \$14,211,534.82 | \$43.065257041 |
| 5. Amortized Tenant Improvement Used/Custom  | (b) (4)                        |                 |                |
| 9. Parking                                   |                                |                 |                |
| a. Structured (number of spaces)             | 65                             | \$0.00          | \$0.000000000  |
| 11. PBS Fee                                  | (b) (4)                        |                 |                |
| B. Agency Rent SubTotal                      | 330,000                        | \$1,200,254.44  | \$3.637134653  |
| C. Joint Use SubTotal                        |                                | \$0.00          |                |
| D. Total Annual Rent (A+B+C)                 | 330,000                        | \$15,411,789.26 |                |
| 14. Billing Adjustments & Corrections        |                                |                 |                |
| a. Current Year                              |                                |                 |                |
| Tax Escalation                               |                                | \$718,368.78    |                |
| E. Adjustments SubTotal                      |                                | \$718,368.78    |                |
| F. Total Rent Bill(D+E)                      |                                | \$16,130,158.03 |                |
| G. Total Antenna Bill                        |                                | \$0.00          |                |
| H. Total Reimbursable Services Bill          |                                | \$0.00          |                |
| I. Total PBS Bill (F+G+H)                    |                                | \$16,130,158.03 |                |
| ## Operating Cost Escalation Applies         | Customization Tier             | 5               |                |
| ### Real Estate Tax Escalation Applies       | Amortization Terms (in months) | 180             |                |
|  | PBS Fee is                     | (b) (4)         |                |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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Date Last Modified: 07-Nov-2011

OA Start Date: 15-Mar-2011  
OA End Date: 14-Mar-2026

Fiscal Year: 2020  
Period: 01-Oct-2019 to 30-Sep-2020

|  | Charge Basis                       | Annual Charge                  | Annual Rate    |
|--|------------------------------------|--------------------------------|----------------|
| 1. Shell Rental Rate                         |                                    |                                |                |
| a. General                                   | 330,000                            | \$7,721,074.68                 | \$23.397196000 |
| 2. Amortized Tenant Improvement Used/General | (b) (4)                            |                                |                |
| 3. Operating Costs ##                        |                                    |                                |                |
| 4. Real Estate Taxes ###                     | 330,000                            | \$2,692,838.61                 | \$8.160117000  |
| A. Market Rent SubTotal                      | 330,000                            | \$14,296,646.06                | \$43.323169892 |
| 5. Amortized Tenant Improvement Used/Custom  | (b) (4)                            |                                |                |
| 9. Parking                                   |                                    |                                |                |
| a. Structured (number of spaces)             | 65                                 | \$0.00                         | \$0.000000000  |
| 11. PBS Fee                                  | (b) (4)                            |                                |                |
| B. Agency Rent SubTotal                      | 330,000                            | \$1,206,212.22                 | \$3.655188552  |
| C. Joint Use SubTotal                        |                                    | \$0.00                         |                |
| D. Total Annual Rent (A+B+C)                 | 330,000                            | \$15,502,858.29                |                |
| 14. Billing Adjustments & Corrections        |                                    |                                |                |
| a. Current Year                              |                                    |                                |                |
| Tax Escalation                               |                                    | \$820,705.00                   |                |
| E. Adjustments SubTotal                      |                                    | \$820,705.00                   |                |
| F. Total Rent Bill(D+E)                      |                                    | \$16,323,563.28                |                |
| G. Total Antenna Bill                        |                                    | \$0.00                         |                |
| H. Total Reimbursable Services Bill          |                                    | \$0.00                         |                |
| I. Total PBS Bill (F+G+H)                    |                                    | \$16,323,563.28                |                |
| ##   | Operating Cost Escalation Applies  | Customization Tier             | 5              |
| ###  | Real Estate Tax Escalation Applies | Amortization Terms (in months) | 180            |
|  |                                    | PBS Fee is                     | (b) (4)        |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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OA End Date: 14-Mar-2026

Fiscal Year: 2021  
Period: 01-Oct-2020 to 30-Sep-2021

|  | Charge Basis                   | Annual Charge   | Annual Rate    |
|--|--------------------------------|-----------------|----------------|
| 1. Shell Rental Rate                         |                                |                 |                |
| a. General                                   | 330,000                        | \$7,721,074.68  | \$23.397196000 |
| 2. Amortized Tenant Improvement Used/General | (b) (4)                        |                 |                |
| 3. Operating Costs ##                        |                                |                 |                |
| 4. Real Estate Taxes ###                     | 330,000                        | \$2,692,838.61  | \$8.160117000  |
| <b>A. Market Rent SubTotal</b>               | 330,000                        | \$14,384,310.64 | \$43.588820129 |
| 5. Amortized Tenant Improvement Used/Custom  | (b) (4)                        |                 |                |
| 9. Parking                                   |                                |                 |                |
| a. Structured (number of spaces)             | 65                             | \$0.00          | \$0.000000000  |
| 11. PBS Fee                                  | (b) (4)                        |                 |                |
| <b>B. Agency Rent SubTotal</b>               | 330,000                        | \$1,212,348.74  | \$3.673784069  |
| <b>C. Joint Use SubTotal</b>                 |                                | \$0.00          |                |
| <b>D. Total Annual Rent (A+B+C)</b>          | 330,000                        | \$15,596,659.39 |                |
| 14. Billing Adjustments & Corrections        |                                |                 |                |
| a. Current Year                              |                                |                 |                |
| Tax Escalation                               |                                | \$926,111.30    |                |
| <b>E. Adjustments SubTotal</b>               |                                | \$926,111.30    |                |
| <b>F. Total Rent Bill(D+E)</b>               |                                | \$16,522,770.69 |                |
| <b>G. Total Antenna Bill</b>                 |                                | \$0.00          |                |
| <b>H. Total Reimbursable Services Bill</b>   |                                | \$0.00          |                |
| <b>I. Total PBS Bill (F+G+H)</b>             |                                | \$16,522,770.69 |                |
| ## Operating Cost Escalation Applies         | Customization Tier             | 5               |                |
| ### Real Estate Tax Escalation Applies       | Amortization Terms (in months) | 180             |                |
|  | PBS Fee is                     | (b) (4)         |                |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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OA End Date: 14-Mar-2026

Fiscal Year: 2022  
Period: 01-Oct-2021 to 30-Sep-2022

|  | Charge Basis                   | Annual Charge   | Annual Rate    |
|--|--------------------------------|-----------------|----------------|
| 1. Shell Rental Rate                         |                                |                 |                |
| a. General                                   | 330,000                        | \$7,721,074.68  | \$23.397196000 |
| 2. Amortized Tenant Improvement Used/General | (b) (4)                        |                 |                |
| 3. Operating Costs ##                        |                                |                 |                |
| 4. Real Estate Taxes ###                     | 330,000                        | \$2,692,838.61  | \$8.160117000  |
| A. Market Rent SubTotal                      | 330,000                        | \$14,474,605.16 | \$43.862439873 |
| 5. Amortized Tenant Improvement Used/Custom  | (b) (4)                        |                 |                |
| 9. Parking                                   |                                |                 |                |
| a. Structured (number of spaces)             | 65                             | \$0.00          | \$0.000000000  |
| 11. PBS Fee                                  | (b) (4)                        |                 |                |
| B. Agency Rent SubTotal                      | 330,000                        | \$1,218,669.36  | \$3.692937451  |
| C. Joint Use SubTotal                        |                                | \$0.00          |                |
| D. Total Annual Rent (A+B+C)                 | 330,000                        | \$15,693,274.52 |                |
| 14. Billing Adjustments & Corrections        |                                |                 |                |
| a. Current Year                              |                                |                 |                |
| Tax Escalation                               |                                | \$1,034,679.80  |                |
| E. Adjustments SubTotal                      |                                | \$1,034,679.80  |                |
| F. Total Rent Bill(D+E)                      |                                | \$16,727,954.32 |                |
| G. Total Antenna Bill                        |                                | \$0.00          |                |
| H. Total Reimbursable Services Bill          |                                | \$0.00          |                |
| I. Total PBS Bill (F+G+H)                    |                                | \$16,727,954.32 |                |
| ## Operating Cost Escalation Applies         | Customization Tier             | 5               |                |
| ### Real Estate Tax Escalation Applies       | Amortization Terms (in months) | 180             |                |
|  | PBS Fee is                     | (b) (4)         |                |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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OA End Date: 14-Mar-2026

Fiscal Year: 2023  
Period: 01-Oct-2022 to 30-Sep-2023

|  | Charge Basis                   | Annual Charge   | Annual Rate    |
|--|--------------------------------|-----------------|----------------|
| 1. Shell Rental Rate                         |                                |                 |                |
| a. General                                   | 330,000                        | \$7,721,074.68  | \$23.397196000 |
| 2. Amortized Tenant Improvement Used/General | (b) (4)                        |                 |                |
| 3. Operating Costs ##                        |                                |                 |                |
| 4. Real Estate Taxes ###                     | 330,000                        | \$2,692,838.61  | \$8.160117000  |
| A. Market Rent SubTotal                      | 330,000                        | \$14,567,608.51 | \$44.144268209 |
| 5. Amortized Tenant Improvement Used/Custom  | (b) (4)                        |                 |                |
| 9. Parking                                   |                                |                 |                |
| a. Structured (number of spaces)             | 65                             | \$0.00          | \$0.000000000  |
| 11. PBS Fee                                  | (b) (4)                        |                 |                |
| B. Agency Rent SubTotal                      | 330,000                        | \$1,225,179.59  | \$3.712683433  |
| C. Joint Use SubTotal                        |                                | \$0.00          |                |
| D. Total Annual Rent (A+B+C)                 | 330,000                        | \$15,792,788.10 |                |
| 14. Billing Adjustments & Corrections        |                                |                 |                |
| a. Current Year                              |                                |                 |                |
| Tax Escalation                               |                                | \$1,146,505.35  |                |
| E. Adjustments SubTotal                      |                                | \$1,146,505.35  |                |
| F. Total Rent Bill(D+E)                      |                                | \$16,939,293.46 |                |
| G. Total Antenna Bill                        |                                | \$0.00          |                |
| H. Total Reimbursable Services Bill          |                                | \$0.00          |                |
| I. Total PBS Bill (F+G+H)                    |                                | \$16,939,293.46 |                |
| ## Operating Cost Escalation Applies         | Customization Tier             | 5               |                |
| ### Real Estate Tax Escalation Applies       | Amortization Terms (in months) | 180             |                |
|  | PBS Fee is                     | (b) (4)         |                |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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OA Start Date: 15-Mar-2011  
OA End Date: 14-Mar-2026

Fiscal Year: 2024  
Period: 01-Oct-2023 to 30-Sep-2024

|  | Charge Basis                       | Annual Charge                  | Annual Rate    |
|--|------------------------------------|--------------------------------|----------------|
| 1. Shell Rental Rate                         |                                    |                                |                |
| a. General                                   | 330,000                            | \$7,721,074.68                 | \$23.397196000 |
| 2. Amortized Tenant Improvement Used/General | (b) (4)                            |                                |                |
| 3. Operating Costs ##                        |                                    |                                |                |
| 4. Real Estate Taxes ###                     | 330,000                            | \$2,692,838.61                 | \$8.160117000  |
| A. Market Rent SubTotal                      | 330,000                            | \$14,663,401.96                | \$44.434551395 |
| 5. Amortized Tenant Improvement Used/Custom  | (b) (4)                            |                                |                |
| 9. Parking                                   |                                    |                                |                |
| a. Structured (number of spaces)             | 65                                 | \$0.00                         | \$0.000000000  |
| 11. PBS Fee                                  | (b) (4)                            |                                |                |
| B. Agency Rent SubTotal                      | 330,000                            | \$1,231,885.14                 | \$3.732985258  |
| C. Joint Use SubTotal                        |                                    | \$0.00                         |                |
| D. Total Annual Rent (A+B+C)                 | 330,000                            | \$15,895,287.10                |                |
| 14. Billing Adjustments & Corrections        |                                    |                                |                |
| a. Current Year                              |                                    |                                |                |
| Tax Escalation                               |                                    | \$1,261,685.67                 |                |
| E. Adjustments SubTotal                      |                                    | \$1,261,685.67                 |                |
| F. Total Rent Bill(D+E)                      |                                    | \$17,156,972.77                |                |
| G. Total Antenna Bill                        |                                    | \$0.00                         |                |
| H. Total Reimbursable Services Bill          |                                    | \$0.00                         |                |
| I. Total PBS Bill (F+G+H)                    |                                    | \$17,156,972.77                |                |
| ##   | Operating Cost Escalation Applies  | Customization Tier             | 5              |
| ###  | Real Estate Tax Escalation Applies | Amortization Terms (in months) | 180            |
|  |                                    | PBS Fee is                     | (b) (4)        |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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OA Start Date: 15-Mar-2011  
OA End Date: 14-Mar-2026

Fiscal Year: 2025  
Period: 01-Oct-2024 to 30-Sep-2025

|  | Charge Basis                   | Annual Charge   | Annual Rate    |
|--|--------------------------------|-----------------|----------------|
| 1. Shell Rental Rate                         |                                |                 |                |
| a. General                                   | 330,000                        | \$7,721,074.68  | \$23.397196000 |
| 2. Amortized Tenant Improvement Used/General | (b) (4)                        |                 |                |
| 3. Operating Costs ##                        |                                |                 |                |
| 4. Real Estate Taxes ###                     | 330,000                        | \$2,692,838.61  | \$8.160117000  |
| A. Market Rent SubTotal                      | 330,000                        | \$14,762,069.22 | \$44.733543077 |
| 5. Amortized Tenant Improvement Used/Custom  | (b) (4)                        |                 |                |
| 9. Parking                                   |                                |                 |                |
| a. Structured (number of spaces)             | 65                             | \$0.00          | \$0.000000000  |
| 11. PBS Fee                                  | (b) (4)                        |                 |                |
| B. Agency Rent SubTotal                      | 330,000                        | \$1,238,791.84  | \$3.753914675  |
| C. Joint Use SubTotal                        |                                | \$0.00          |                |
| D. Total Annual Rent (A+B+C)                 | 330,000                        | \$16,000,861.06 |                |
| 14. Billing Adjustments & Corrections        |                                |                 |                |
| a. Current Year                              |                                |                 |                |
| Tax Escalation                               |                                | \$1,380,321.40  |                |
| E. Adjustments SubTotal                      |                                | \$1,380,321.40  |                |
| F. Total Rent Bill(D+E)                      |                                | \$17,381,182.46 |                |
| G. Total Antenna Bill                        |                                | \$0.00          |                |
| H. Total Reimbursable Services Bill          |                                | \$0.00          |                |
| I. Total PBS Bill (F+G+H)                    |                                | \$17,381,182.46 |                |
| ## Operating Cost Escalation Applies         | Customization Tier             | 5               |                |
| ### Real Estate Tax Escalation Applies       | Amortization Terms (in months) | 180             |                |
|  | PBS Fee is                     | (b) (4)         |                |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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Date Last Modified: 07-Nov-2011

OA Start Date: 15-Mar-2011  
OA End Date: 14-Mar-2026

Fiscal Year: 2026 Partial  
Period: 01-Oct-2025 to 14-Mar-2026

|  | Charge Basis                       | Period Charge                  | Annual Rate    |
|--|------------------------------------|--------------------------------|----------------|
| 1. Shell Rental Rate                         |                                    |                                |                |
| a. General                                   | 330,000                            | \$3,217,114.45                 | \$23.397196000 |
| 2. Amortized Tenant Improvement Used/General | (b) (4)                            |                                |                |
| 3. Operating Costs ##                        |                                    |                                |                |
| 4. Real Estate Taxes ###                     | 330,000                            | \$1,122,016.09                 | \$8.160117000  |
| A. Market Rent SubTotal                      | 330,000                            | \$6,168,202.34                 | \$44.859653410 |
| 5. Amortized Tenant Improvement Used/Custom  | (b) (4)                            |                                |                |
| 9. Parking                                   |                                    |                                |                |
| a. Structured (number of spaces)             | 65                                 | \$0.00                         | \$0.000000000  |
| 11. PBS Fee                                  | (b) (4)                            |                                |                |
| B. Agency Rent SubTotal                      | 330,000                            | \$517,377.08                   | \$3.762742399  |
| C. Joint Use SubTotal                        |                                    | \$0.00                         |                |
| D. Total Annual Rent (A+B+C)                 | 330,000                            | \$6,685,579.42                 |                |
| 14. Billing Adjustments & Corrections        |                                    |                                |                |
| a. Current Year                              |                                    |                                |                |
| Tax Escalation                               |                                    | \$1,380,321.40                 |                |
| E. Adjustments SubTotal                      |                                    | \$1,380,321.40                 |                |
| F. Total Rent Bill(D+E)                      |                                    | \$8,065,900.83                 |                |
| G. Total Antenna Bill                        |                                    | \$0.00                         |                |
| H. Total Reimbursable Services Bill          |                                    | \$0.00                         |                |
| I. Total PBS Bill (F+G+H)                    |                                    | \$8,065,900.83                 |                |
| ##   | Operating Cost Escalation Applies  | Customization Tier             | 5              |
| ###  | Real Estate Tax Escalation Applies | Amortization Terms (in months) | 180            |
|  |                                    | PBS Fee is                     | (b) (4)        |

Note: ANSI Rentable of 330,000 is 288,638 Assigned Usable Space PLUS 41,362 Common Space. R/U Factor is 1.143300600

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